

**El Paso County
Planning & Community Development**
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Len Kendall

March 20, 2019

**RE: Woodmen Hills Metropolitan District
Lift Station #1 Replacement
Site Development Plan – Letter of Intent - Revised**

Dear Mr. Kendall:

As a representative of the Applicant, Woodmen Hills Metropolitan District (WHMD, the District), we are preparing the submittal requirements for Administrative Plot Plan approval for a new wastewater pump station (lift station) proposed at a current lift station site. The Consultant and Applicant contact information is as follows:

Consultant:

JDS Hydro Consultants, Inc.
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Contact: Ryan Mangino, P.E.
Telephone: (719) 227-0072
Fax: (719) 471-3401

Applicant:

Woodmen Hills Metropolitan District
8046 Eastonville Road
Peyton, CO 80831
Contact: Jerry Jacobson
Telephone: (719) 495-2500
Fax: (719) 495-1344

General Information

The site for Lift Station #1 is located at 12048 Falcon Highway, Peyton, Colorado, in the Southwest 1/4 of Section 7, Township 13 South, Range 64 West of the 6th Principle Meridian, El Paso County, Colorado (El Paso County Parcel #: 4307300006). It is approximately 0.75 miles east of the intersection of Falcon Highway and Highway 24.

The site for the lift station only takes up a small portion of an overall parcel that is 39.37 acres, zoned RR-5, and owned by Falcon School District 49. It contains an elementary school, supplementary school buildings, outbuildings, and baseball fields. The site for Lift Station #1 is a 0.33-acre easement on the overall parcel.

The existing facility consists of a holding tank for wastewater and a steel structure that houses pumping equipment. Both the holding tank and steel structure are buried, with the only above-grade infrastructure consisting of access hatches, electrical/control equipment, and a diesel generator.

The proposed facility will consist of a buried concrete structure that will contain a wastewater holding basin (wet well) and a pump room. Directly above the pump room will be an above-grade structure that will be 24 feet by 25 feet, just over 16 feet tall, and will contain a bathroom and electrical/control equipment. The existing generator will remain on the site, while existing electrical/control panels will be moved inside the new superstructure.

District operations staff will perform daily checks on the facility, but it will not be a “manned” facility. It will only be accessible to operations staff and not open to the public.

Landscaping

Currently, no landscaping exists at the site. It is mainly covered with native grasses and gravel base course.

The intent of the District is to install xeric/low-water landscaping for the new facility. It is also the intent of the District to propose an alternative landscaping plan compared to EPC site requirements. Due to the nature of this facility (serving public health and safety) and due to requirements from other permitting agencies, the site cannot adhere to EPC regulations for landscaping. Reasons include:

- No obstructions can impede access to critical equipment (i.e. backup generator, emergency storage tanks, building access, bypass pumping locations, etc.)
- No permanent structures can be placed over utility facilities (i.e. piping, valves, storage tanks, etc.)

The District is proposing that the landscaping shown on the “Alternative Landscaping Plan” be sufficient to satisfy requirements for roadway and internal landscaping, while also requesting that the internal landscaping requirement of one (1) tree for every 500 square feet be waived due to the restrictions listed above.

The proposed alternative landscaping meets the requirement of a minimum 5% internal area. At the same time, we are proposing that the only trees required are those that meet the roadway landscaping requirement of one (1) tree for every 25 LF of frontage. The proposed trees are along the frontage of the future right-of-way of Falcon Highway, and the proposed internal landscaped area exceeds the 5% minimum requirement.

The area of the site and proposed landscaping is as follows:

- Net Site Area: 14,365 s.f.
- Internal Landscape Area Required: 5% (718 s.f.)
- Internal Landscape Area Provided: 6% (850 s.f.)
- Internal Trees Required: 29 (1/500 s.f.)
- Internal Trees Provided: 0
- Roadway Frontage Width Required: 20 feet
- Roadway Frontage Width Provided: 0 feet (Due to future Falcon R.O.W.)
- Roadway Trees Required: 4 (1/25 LF of Frontage)
- Roadway Trees Provided: 4

The site borders the right-of-way for Falcon Highway, but is accessed through the parking lot for the Falcon Elementary School. Proposed landscaping will face both the school and Falcon Highway.

Transportation & Access

As mentioned above, the facility is not a manned facility; only daily checks will be performed by operations staff.

Expected average daily trips will be less than two (2), and will remain unchanged from existing daily trips. Also, since it will have all new equipment, trips for repairs and maintenance will be less frequent than those with the existing facility.

Currently, the District uses two access points for the site – one on the south bordering Falcon Highway and one on the east bordering the elementary school parking lot.

Although the access points will not be removed, the main access point will be from the school parking lot with the south access only used for emergencies.

Two (2) parking spaces are proposed for the facility, located southwest of the proposed structure.

Drainage

Existing drainage sheet flows to the south and west into an adjacent drainage way. There are no existing drainage facilities (storm pipes, inlets, culverts, etc.) on the site.

Most of the site drains directly to the drainage way to the west, while a small portion drains into a roadside ditch on the north side of Falcon Highway, and eventually west into the drainage way.

Proposed drainage from the site will generally remain the same as the existing drainage. The addition of a 600 square-foot above-grade building will add some impervious area to the site. However, detention facilities are not proposed for this project.

In order to offset the additional impervious area and avoid detention facilities, we are proposing to install permeable material around the building in lieu of the typical gravel driveway.

The permeable material will consist of over 3,300 square feet of 5-inch thick base course, and a 1-inch “permeable paver” with 3/8-inch gravel at finished grade. This system will allow storm water to infiltrate almost immediately and filter into the sandy soils beneath instead of flowing offsite.

There are multiple reasons that detention is not desired for this project, including:

- Lack of area
 - o The lift station and buried infrastructure take up most of the site
- Proximity to existing drainage way, 100-year floodplain, and wetlands
 - o A detention pond serving the facility would have to be constructed in existing floodplain and wetlands, disturbing the wetlands and potentially impacting existing floodplain elevations.

Since the proposed drainage characteristics will generally remain the same as existing, (with additional impervious area offset by permeable material placed on site) no detention is proposed as impacts to stormwater runoff will be almost negligible.

Schedule

Construction is scheduled to start in the May of 2019, and will be complete by October/November 2019, if not sooner.

Utility Information

Water and sewer services will be switched over from the existing lift station to the new facility. Said services are provided by the Owner, Woodmen Hills Metropolitan District.

Please refer to the drawings and forms enclosed with this submittal as requested to satisfy the Administrative Plot Plan requirements.

Sincerely,
JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.
Enclosures